



Binfield Heath, Henley-on-Thames, Oxfordshire.

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# A delightful family home in a lovely village location.

Knight Frank are delighted to introduce this charming family home, offered to the market for the first time in over fifty years. The property has great scope for modernisation and offers four bedrooms, two bathrooms, two reception rooms, a kitchen, a utility and a wonderful private garden with a large terrace and swimming pool.

Situated in the heart of this popular village with easy access to the village shop, local pub and restaurant; it also has footpaths and bridleways nearby.



**Offers in excess of:** £1,000,000

**Tenure:** Freehold

**Local authority:** South Oxfordshire District Council

**Council tax band:** F

**Services:** Mains electricity, gas, water and drainage

## The property


A wooden front door opens onto the entrance hall with doors radiating to a light and spacious double aspect sitting room, with a bay window and double doors opening onto the rear terrace. The entrance hall opens into the dining room which continue through to the kitchen. The kitchen is fitted with wall and floor units, a split level oven and space for a dishwasher and fridge; a utility room is adjacent to the kitchen with plumbing for a washing machine and dryer it also has a door leading to the front driveway and garage. A W.C. completes the first floor accommodation.

Wooden stairs rise to the first floor from the dining room, with lovely double height windows providing lots of natural light over the stairs and landing area. The principal bedroom has a range of fitted wardrobes and a picture window overlooking the rear garden, there are a further three bedrooms, one currently used as a study. From the landing is a family shower room and a bathroom, also a very useful and large airing cupboard.

The property has double glazing throughout.







5 Homestead has a beautiful sunny garden filled with specimen shrubs with a great sense of privacy.



## Garden and grounds

5 The Homestead benefits greatly from a wonderful private garden. The property is accessed over a shared gravel driveway and enters into the properties drive with parking for several cars in front of the double garage. A gate leads you to the side of the property where you will find a swimming pool and pool house bordered by mature hedging giving plenty of privacy. To the rear is a large terrace across the length of the house, an ideal space for al fresco entertaining; from the terrace is a lawned area bordered by numerous flowerbeds filled with specimen shrubs and trees, there is also a delightful pond. There is also a garden shed with a covered utility area behind the garage.



## Situation

Binfield Heath is a flourishing village with the Bottle and Glass Inn and Orwells restaurants nearby. There is a local family-run village shop, and near to The Homestead lies a delightful play park ideal for young families. The area offers a wealth of footpaths and bridleways.

A bus route connects the village with the nearby towns of Henley and Reading. Reading Sailing Club and various rowing clubs, including those associated with the world-renowned Henley Royal Regatta are also easily accessible. Residents enjoy access to several golf clubs, including Henley Golf Club and Sonning Golf Club.

There are several good schools in the area, including Shiplake Village Nursery, Shiplake CE Primary School, Gillotts School, Henley College, Shiplake College and Queen Anne's Caversham to name just a few. Shiplake railway station (2.4 miles) and Reading station (5 miles) provide regular trains to London Paddington, with the Elizabeth Line providing travel between East and West London. Road links are excellent, with easy access to the M4 and M40 motorways, and the M25 within 25 miles.





The property has great potential for improvement making it into a wonderful family home in the heart of the popular village.



# 5 Homestead, Binfield Heath, Oxfordshire

## Homestead, Binfield Heath, Henley-on-Thames

Approximate Area = 1392 sq ft / 129.3 sq m

Garage = 250 sq ft / 23.2 sq m

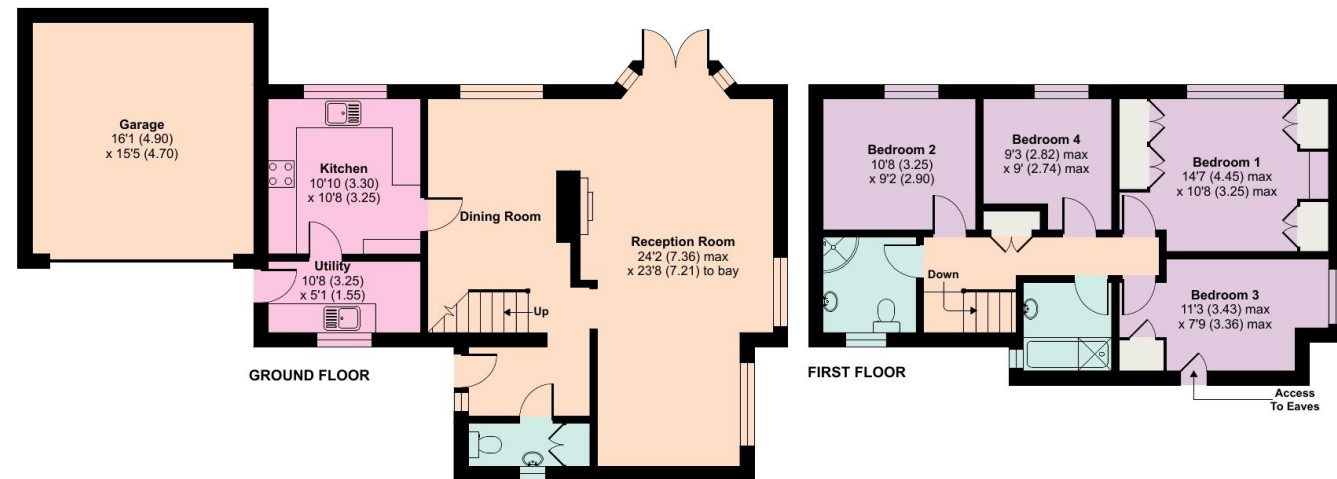
Total = 1642 sq ft / 152.5 sq m

For identification only - Not to scale



### Directions (RG9 4LA)

From the Knight Frank office in Henley-on-Thames proceed along the riverside over the traffic lights continuing into Station Road. At the traffic lights turn left onto the Reading Road. Continue to Shiplake passing Shiplake War Memorial and the turning to Lower Shiplake continue on the Reading Road. Turn right into Memorial Avenue towards Shiplake Cross and Binfield Heath. Follow the road and at the T Junction turn right towards Binfield Heath, continue into Binfield Heath and in front of the village shop turn left and left again into a private drive with a sign 'The Homestead'.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2023. Photographs and videos dated November 2023.

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